

# *Future Home Inspection Services*

## Property Inspection Report



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*Randal Solomon*

CPI, Certified Professional Inspector

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

### Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

<b>Grounds</b>		
Page 5 Item: 5	Main Gas Valve Condition	• Gas was Off at time of inspection, unable to fully inspect gas systems in home
Page 6 Item: 10	Sprinklers	• The system did not operate when tested.
<b>Exterior Areas</b>		
Page 7 Item: 3	Eaves & Facia	• Some soffit panels missing
<b>Roof</b>		
Page 8 Item: 1	Roof Condition	• 3 ft of Ridge Cap missing on front left side of home
<b>Interior Areas</b>		
Page 12 Item: 3	Door Bell	• Door Bell not working at time of inspection
Page 13 Item: 7	Wall Condition	• Past water stains/damage noted in Front Dinning Area wall under window, Possible water intrusion at window due to window not closing properly
Page 13 Item: 8	Window Condition	• Front right window balance broken in Dinning Area (window won't stay in the open position)
<b>Bedrooms</b>		
Page 15 Item: 7	Smoke Detectors	• Smoke detectors in Master and Back Bedroom were missing at time of inspection
<b>Bathroom</b>		
Page 20 Item: 16	Window Condition	• Broken window balance noted in Master Bathroom, wont stay in the open position
<b>Kitchen</b>		
Page 21 Item: 6	Cook top condition	• Front right element did not appear to be working fully at time of inspection, May need replaced
<b>Heat/AC</b>		
Page 24 Item: 2	AC Compress Condition	• The air conditioner did not operate properly. Recommend HVAC contractor evaluate the system.
Page 25 Item: 7	Electrical	• A/C disconnect is damaged and needs replaced, Recommend having licensed HVAC/Electrician replace breaker and further evaluate A/C system for proper performance
<b>Water Heater</b>		
Page 25 Item: 1	Combusion	• Gas Water Heater was not on (LIT) at time of inspection, could not inspect throughly, Recommend having seller operate Water Heater before closing
<b>Pool</b>		
Page 27 Item: 4	Pumps	• Ground to pool pump and screen enclosure is disconnected

Page 27 Item: 6	Screen Enclosure	• Back screen panel missing at time of inspection
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## Foundation

### 1. Slab Foundation

Good	Satisfactory	Fair	Poor	None
	X			

Observations: Concrete slab not visible due to floor coverings., Appeared to be in satisfactory condition at time of inspection, No concerns noted

### 2. Foundation Perimeter

Good	Satisfactory	Fair	Poor	None
X				

Observations:  
 • No deficiencies were observed at the visible portions of the structural components of the home.

### 3. Foundation Plumbing

Good	Satisfactory	Fair	Poor	None
X				

Observations:  
 • **\*\*SUPPLY\*\***  
 • CPVC piping  
 • **\*\*DRAIN, WASTE, VENT\*\***  
 • Poly Vinyl Chloride "PVC" waste and vent pipes noted.

## Grounds

### 1. Driveway and Walkway Condition

Good	Satisfactory	Fair	Poor	None
X				

**Materials:** Paver driveway noted  
 Observations:  
 • Driveway in good shape for age and wear. No deficiencies noted.

### 2. Grading

Good	Satisfactory	Fair	Poor	None
X				

Observations:  
 • The exterior drainage is generally away from foundation.  
 • No major system safety or function concerns noted at time of inspection.



The exterior drainage is generally away from foundation.

### 3. Grounds Electrical

Good	Satisfactory	Fair	Poor	None
X				

Observations:  
 • No major system safety or function concerns noted at time of inspection.

**Grounds Continued**

**4. GFCI**

Good	Satisfactory	Fair	Poor	None
X				

Observations:

- GFCI receptacles are in good condition.
- Outside receptacles are GFCI protected in garage, If tripped, reset circuit in garage at GFCI receptacle

**5. Main Gas Valve Condition**

Good	Satisfactory	Fair	Poor	None
				X

**Materials:** Right side of home

Observations:

- Shut Off Valve present
- Gas was Off at time of inspection, unable to fully inspect gas systems in home



Gas was Off at time of inspection, unable to fully inspect gas systems in home

**6. Plumbing**

Good	Satisfactory	Fair	Poor	None
X				

**Materials:** CPVC piping noted

Observations:

- Exterior plumbing appears in good condition at time of inspection

**7. Water Pressure**

Good	Satisfactory	Fair	Poor	None
X				

Observations:

- Pressure is at normal range

**8. Exterior Faucet Condition**

Good	Satisfactory	Fair	Poor	None
X				

Observations:

- Operated normal at time of inspection

**9. Patio and Porch Condition**

Good	Satisfactory	Fair	Poor	None
	X			

**Materials:** The patio/porch roof is the same as main structure.

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.
- Minor Holes noted in Back Porch Ceiling
- Tape joints releasing in corners of Front Entryway Ceiling

**Grounds Continued**



Tape joints releasing in corners of Front Entryway Ceiling



Minor Holes noted in Back Porch Ceiling

**10. Sprinklers**

Good	Satisfactory	Fair	Poor	None
		X		

**Observations:**

- Sprinkler system noted, client is advised to seek advice of a specialist in evaluating this system before use.
- The sprinkler system operates with a control panel located in the garage.
- **The system did not operate when tested.**



The system did not operate when tested.

**Exterior Areas**

**1. Doors**

Good	Satisfactory	Fair	Poor	None
	X			

**Observations:**

- Appeared in functional and in satisfactory condition, at time of inspection.
- Normal wear noted

**2. Window Condition**

Good	Satisfactory	Fair	Poor	None
	X			

**Observations:**

- All windows tested at time of inspection were operational
- No major system safety or function concerns noted at time of inspection.
- \*\*\*\*\*Observations\*\*\*\*\*
- Some window screens missing

### Exterior Areas Continued

#### 3. Eaves & Facia

Good	Satisfactory	Fair	Poor	None
	X	X		

**Observations:**

- Appeared in satisfactory condition at time of inspection
- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.
- Fascia is wood, Recommend maintaining proper maintenance to further protect areas
- Areas of soffit need to be sealed
- **Some soffit panels missing**



Fascia is wood, Recommend maintaining proper maintenance to further protect areas



Areas of soffit need to be sealed



Some soffit panels missing



Some soffit panels missing



Some soffit panels missing

#### 4. Stucco

Good	Satisfactory	Fair	Poor	None
X				

**Observations:**

- The exterior stucco is in satisfactory condition at time of inspection

### Roof

#### 1. Roof Condition

Good	Satisfactory	Fair	Poor	None
	X	X		

Inspected by walking roof

**Materials:** Architectural Shingles noted

**Observations:**

- Roof in within its useful life, satisfactory condition
- Minor wear noted in areas
- **3 ft of Ridge Cap missing on front left side of home**



### Roof Continued



Minor wear noted in areas



Roof in within its useful life, satisfactory condition



3 ft of Ridge Cap missing on front left side of home

### 2. Flashing

Good	Satisfactory	Fair	Poor	None
	X			

**Observations:**

- No deficiencies were observed, Flashing in satisfactory condition

### 3. Vent Caps

Good	Satisfactory	Fair	Poor	None
	X			

**Observations:**

- Plumbing vent pipes and flashing were in satisfactory condition

### Garage

#### 1. Walls

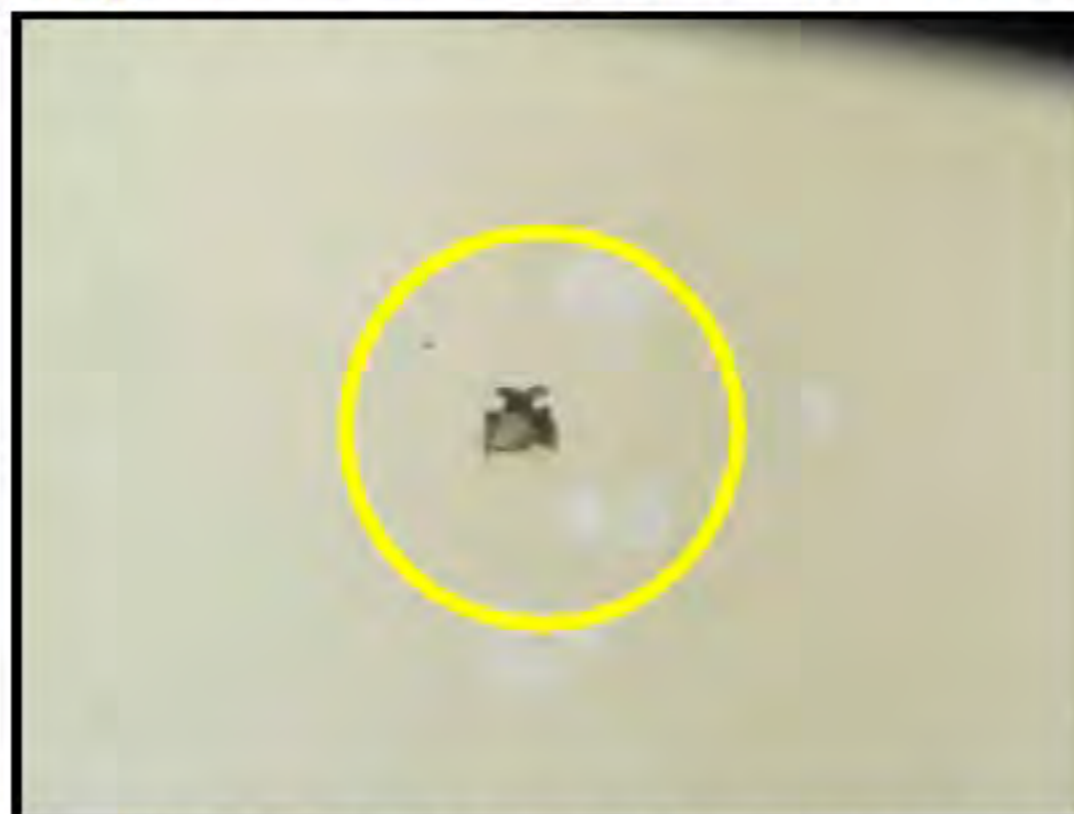
Good	Satisfactory	Fair	Poor	None
	X			

**Observations:**

- Appeared satisfactory, at time of inspection.
- Normal wear noted to walls
- Minor holes noted in areas
- Patchwork noted in areas
- Minor settling cracks noted, No concerns at time of inspection



Minor holes noted in areas



Minor holes noted in areas



Minor settling cracks noted, No concerns at time of inspection

#### 2. Floor Condition

Good	Satisfactory	Fair	Poor	None
	X			

**Materials:** Bare concrete floors noted.

**Observations:**

- Common cracks noted.
- In satisfactory condition at time of inspection

Garage Continued

3. Rafters & Ceiling

Good	Satisfactory	Fair	Poor	None
	X			

Observations:

- Minor crack/hole in ceiling
- Minor settling cracks noted in ceiling



Minor crack/hole in ceiling

4. Electrical

Good	Satisfactory	Fair	Poor	None
X				

Observations:

- Good. No concerns at time of inspection

5. Interior Door

Good	Satisfactory	Fair	Poor	None
	X			

Observations:

- Garage Interior Door rubs at top, needs adjustment
- Garage Interior Door jamb trim and base loose



Garage Interior Door jamb trim and base loose

6. Garage Door Condition

Good	Satisfactory	Fair	Poor	None
X				

**Materials:** Sectional door noted.

Observations:

- Functional at time of inspection
- No deficiencies observed.

7. Garage Opener Status

Good	Satisfactory	Fair	Poor	None
X				

Observations:

- Appeared functional using normal controls, at time of inspection.

### Garage Continued



Appeared functional using normal controls, at time of inspection.

### 8. Garage Door's Reverse Status

Good	Satisfactory	Fair	Poor	None
X				

Observations:

- Eye beam system present and operating.

### Attic

#### 1. Access

Good	Satisfactory	Fair	Poor	None
X				

Observations:

- Pull Down Ladder located in:
- Garage ceiling.

#### 2. Structure

Good	Satisfactory	Fair	Poor	None
	X			

Observations:

- No signs of active leaks in attic at time of inspection
- Attic was in satisfactory condition at time of inspection
- Signs of past animal/rodent activity, recommend sealing all holes/spaces in soffit to prevent access



Signs of past animal/rodent activity, recommend sealing all holes/spaces in soffit to prevent access



No signs of active leaks in attic at time of inspection

#### 3. Ventilation

Good	Satisfactory	Fair	Poor	None
X				

Observations:

- Off-ridge vents noted
- Vented soffit noted

### Attic Continued

#### 4. Duct Work

Good	Satisfactory	Fair	Poor	None
X				

Observations:  
 • Appeared functional at time of inspection

#### 5. Insulation Condition

Good	Satisfactory	Fair	Poor	None
X				

**Materials:** Blown-in insulation noted.  
**Depth:** Insulation averages about 10-12 inches in depth  
 Observations:  
 • Insulation appears adequate.  
 • Some insulation has been compressed in areas



Insulation appears adequate.

### Electrical

#### 1. Electrical Panel

Good	Satisfactory	Fair	Poor	None
X				

**Location:** Main Location: • Garage  
 Observations:  
 • No major system safety or function concerns noted at time of inspection at main panel box.



No major system safety or function concerns noted at time of inspection at main panel box.

#### 2. Main Amp Breaker

Good	Satisfactory	Fair	Poor	None
X				

Observations:  
 • 200 amp

### Electrical Continued

#### 3. Breakers in off position

Good	Satisfactory	Fair	Poor	None
X				

Observations:  
• 0

#### 4. Cable Feeds

Good	Satisfactory	Fair	Poor	None
X				

Observations:  
• There is an underground service lateral noted.

#### 5. Breakers

Good	Satisfactory	Fair	Poor	None
X				

**Materials:** Copper non-metallic sheathed cable noted.  
Observations:  
• All of the circuit breakers appeared serviceable.  
• AFCI (Arc-Fault) Breakers noted

### Interior Areas

#### 1. Ceiling Fans

Good	Satisfactory	Fair	Poor	None
X				

Observations:  
• Operated normally when tested, at time of inspection.

#### 2. Closets

Good	Satisfactory	Fair	Poor	None
	X			

Observations:  
• The closet is in serviceable condition.  
• Tile grout cracks noted in Hall Closet next to Utility Room



Tile grout cracks noted in Hall Closet next to Utility Room

#### 3. Door Bell

Good	Satisfactory	Fair	Poor	None
		X		

Observations:  
• Door Bell not working at time of inspection

#### 4. Electrical

Good	Satisfactory	Fair	Poor	None
X				

Observations:  
• All outlets tested at time of inspection were functional

**Interior Areas Continued**

**5. Ceiling Condition**

Good	Satisfactory	Fair	Poor	None
	X			

**Materials:** There are drywall ceilings noted.

Observations:

- Ceilings were in satisfactory condition at time of inspection

**6. Patio Doors**

Good	Satisfactory	Fair	Poor	None
	X			

Observations:

- **\*\*Sliding Patio Doors\*\***
- The sliding patio door was functional during the inspection.
- The sliding door tracks appeared dirty at the inspection making the door difficult to operate. We recommend cleaning the tracks and lubricating the doors rollers.

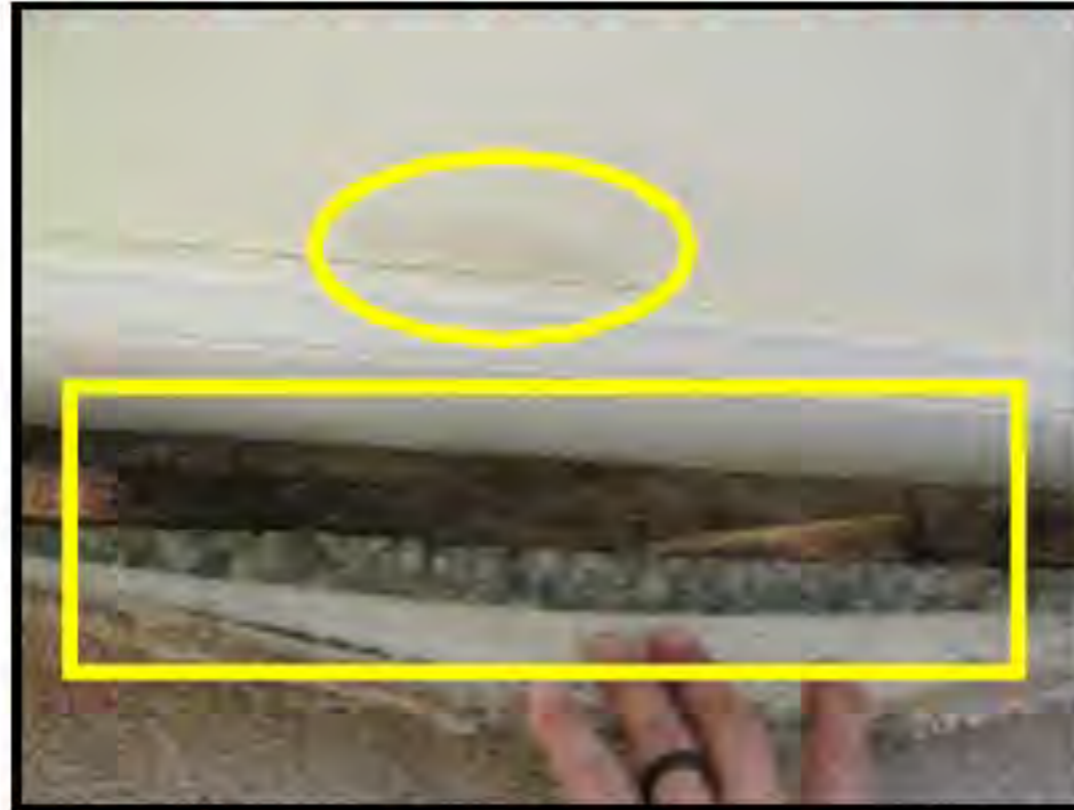
**7. Wall Condition**

Good	Satisfactory	Fair	Poor	None
	X	X		

**Materials:** Drywall walls noted.

Observations:

- Walls were in satisfactory condition
- Past water stains/damage noted in Front Dining Area wall under window, Possible water intrusion at window due to window not closing properly



Past water stains/damage noted in Front Dining Area wall under window, Possible water intrusion at window due to window not closing properly

**8. Window Condition**

Good	Satisfactory	Fair	Poor	None
	X	X		

**Materials:** Aluminum framed single hung window noted.

Observations:

- Front left window in Dining Area wont close properly, Possibly allowing water in wall area
- Front right window balance broken in Dining Area (window won't stay in the open position)



Front right window balance broken in Dining Area (window won't stay in the open position)

**Interior Areas Continued**

**9. Floors**

Good	Satisfactory	Fair	Poor	None
	X			

**Materials:** Tile floor noted • Carpet floor noted

**Observations:**

- Appeared to be in satisfactory condition at time of inspection
- Common wear noted

**Bedrooms**

**1. Locations**

**Locations:** Master • Front Bedroom • Back End Bedroom • Back Bedroom

**2. Ceiling Fans**

Good	Satisfactory	Fair	Poor	None
X				

**Observations:**

- Operated normally when tested, at time of inspection.

**3. Closets**

Good	Satisfactory	Fair	Poor	None
	X			

**Observations:**

- The closet is in serviceable condition.
- Carpet cut/missing in corners of both back bedroom closets
- Knobs on bi-fold doors loose



Carpet cut/missing in corners of both back bedroom closets



Carpet cut/missing in corners of both back bedroom closets

**4. Doors**

Good	Satisfactory	Fair	Poor	None
	X			

**Observations:**

- Operational and in satisfactory condition at time of inspection
- Normal wear noted

**5. Electrical**

Good	Satisfactory	Fair	Poor	None
X	X			

**Observations:**

- All outlets tested at time of inspection were functional
- Outlet cover plate missing/broken in Front Bedroom

**Bedrooms Continued**



Outlet cover plate missing/broken in Front Bedroom

**6. Floor Condition**

Good	Satisfactory	Fair	Poor	None
	X			

**Flooring Types:** Carpet is noted.

Observations:

- Floors were in satisfactory condition at time of inspection
- Normal wear noted
- Carpet needs restretching



Carpet needs restretching

**7. Smoke Detectors**

Good	Satisfactory	Fair	Poor	None
	X	X		

Observations:

- **\*\*Smoke Detectors\*\***
- Noted as being present only
- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.
- **Smoke detectors in Master and Back Bedroom were missing at time of inspection**



### Bedrooms Continued



Smoke detectors in Master and Back Bedroom were missing at time of inspection

#### 8. Wall Condition

Good	Satisfactory	Fair	Poor	None
	X			

**Materials:** Drywall walls noted.

Observations:

- In satisfactory condition at time of inspection
- Normal wear noted
- Minor old "mounting holes" noted in areas at time of inspection

#### 9. Window Condition

Good	Satisfactory	Fair	Poor	None
	X			

**Materials:** Aluminum framed single hung window noted.

Observations:

- Windows tested at time of inspection were functional
- Some windows hard to open/close

#### 10. Ceiling Condition

Good	Satisfactory	Fair	Poor	None
	X			

**Materials:** There are drywall ceilings noted.

Observations:

- Ceilings were in satisfactory condition at time of inspection

#### 11. Patio Doors

Good	Satisfactory	Fair	Poor	None
	X			

Observations:

- **\*\*Sliding Patio Doors\*\***
- The sliding patio door was functional during the inspection.

### Bathroom

#### 1. Locations

**Locations:** Master Bathroom • Hall Bathroom • Front Bedroom Bathroom

#### 2. Cabinets

Good	Satisfactory	Fair	Poor	None
	X			

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.
- Normal wear noted

### Bathroom Continued

#### 3. Ceiling Condition

Good	Satisfactory	Fair	Poor	None
	X			

**Materials:** There are drywall ceilings noted.

Observations:

- Ceilings were in satisfactory condition at time of inspection, no concerns noted
- Settling cracks noted in areas



Settling cracks noted in areas

#### 4. Counters

Good	Satisfactory	Fair	Poor	None
X				

Observations:

- One piece molded sink/top noted

#### 5. Doors

Good	Satisfactory	Fair	Poor	None
	X			

Observations:

- No major system safety or function concerns noted at time of inspection.
- Normal wear noted

#### 6. Electrical

Good	Satisfactory	Fair	Poor	None
X				

- No major system safety or function concerns noted at time of inspection.

#### 7. GFCI

Good	Satisfactory	Fair	Poor	None
X				

Observations:

- GFCI in place and operational
- Bathroom outlets are GFCI protected by the receptacle in the Front Bedroom Bathroom, If tripped reset at receptacle in Front Bathroom

#### 8. Exhaust Fan

Good	Satisfactory	Fair	Poor	None
X				

Observations:

- Exhaust Fan operated normal at time of inspection

#### 9. Floor Condition

Good	Satisfactory	Fair	Poor	None
	X			

Tile floor noted

Observations:

- Appeared to be in satisfactory condition at time of inspection
- Common wear/age noted

### Bathroom Continued

#### 10. Plumbing

Good Satisfactory Fair Poor None

X				
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Observations:

- No leaks noted at time of inspection
- Lines and valves appeared in good condition at time of inspection



No leaks noted at time of inspection

#### 11. Showers

Good Satisfactory Fair Poor None

X				
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Observations:

- **\*\*SHOWER FAUCET\*\***
- Functional, operated when tested
- **\*\*SHOWER BASE\*\***
- Appeared to be in satisfactory condition

#### 12. Shower Walls

Good Satisfactory Fair Poor None

	X			
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Observations:

- **\*\*MATERIALS\*\***
- Tile noted.
- **\*\*OBSERVATIONS\*\***
- Recommend Maintaining caulking in corners of shower walls to prevent water intrusion behind tile
- Shower Door in Master Bathroom binds/sticks at bottom, Needs adjustment



Shower Door in Master Bathroom binds/sticks at bottom, Needs adjustment

**Bathroom Continued**

**13. Bath Tubs**

Good	Satisfactory	Fair	Poor	None
	X			

Observations:

- Tub
- Garden Tub
- Functional, operated when tested
- \*\*\*\*\* Observations\*\*\*\*\*
- Recommend maintaining caulking/sealant in all corners of shower/tub walls to prevent moisture behind tile walls



Recommend maintaining caulking/sealant in all corners of shower/tub walls to prevent moisture behind tile walls

**14. Sinks**

Good	Satisfactory	Fair	Poor	None
	X			

Observations:

- \*\*DRAINS\*\*
- Were functional at time of inspection
- \*\*SUPPLY\*\*
- Operated normally, at time of inspection.
- \*\*\*\*\*Observations\*\*\*\*\*
- Left sink faucet in Master Bathroom has small leak when in use
- Hall Bathroom sink faucet has small leak when in use



Hall Bathroom sink faucet has small leak when in use

**15. Toilets**

Good	Satisfactory	Fair	Poor	None
X				

Observations:

- Operated when tested. No deficiencies noted.

### Bathroom Continued

#### 16. Window Condition

Good	Satisfactory	Fair	Poor	None
	X			

**Materials:** Aluminum framed single hung window noted.

**Observations:**

- Loose tile trim noted on sides of window in Master Bathroom
- Broken window balance noted in Master Bathroom, wont stay in the open position



Broken window balance noted in Master Bathroom, wont stay in the open position



Loose tile trim noted on sides of window in Master Bathroom

#### 17. Wall Condition

Good	Satisfactory	Fair	Poor	None
	X			

**Materials:** Drywall noted

**Observations:**

- Walls in satisfactory condition at time of inspection
- Normal wear noted
- Towel Rack missing in Hall Bathroom

### Kitchen

#### 1. Cabinets

Good	Satisfactory	Fair	Poor	None
	X			

**Observations:**

- Normal wear noted
- Appeared functional and in satisfactory condition, at time of inspection.
- Cabinet door edges de-laminating in areas
- Minor water stains noted under sink cabinet
- Crown molding loose in areas of Kitchen Cabinets



Cabinet door edges de-laminating in areas



Crown molding loose in areas of Kitchen Cabinets

## Kitchen Continued

### 2. Counters

Good	Satisfactory	Fair	Poor	None
X				

Observations:  
 • Granite tops noted.

### 3. Dishwasher

Good	Satisfactory	Fair	Poor	None
X				

Observations:  
 • Operated- appeared functional at time of inspection

### 4. Garbage Disposal

Good	Satisfactory	Fair	Poor	None
	X			

Observations:  
 • Operated - appeared functional at time of inspection.  
 • Minor water leak noted at sink connection while in use, Check seal or tighten unit



Minor water leak noted at sink connection while in use, Check seal or tighten unit

### 5. Microwave

Good	Satisfactory	Fair	Poor	None
X				

Observations:  
 • Operated when tested

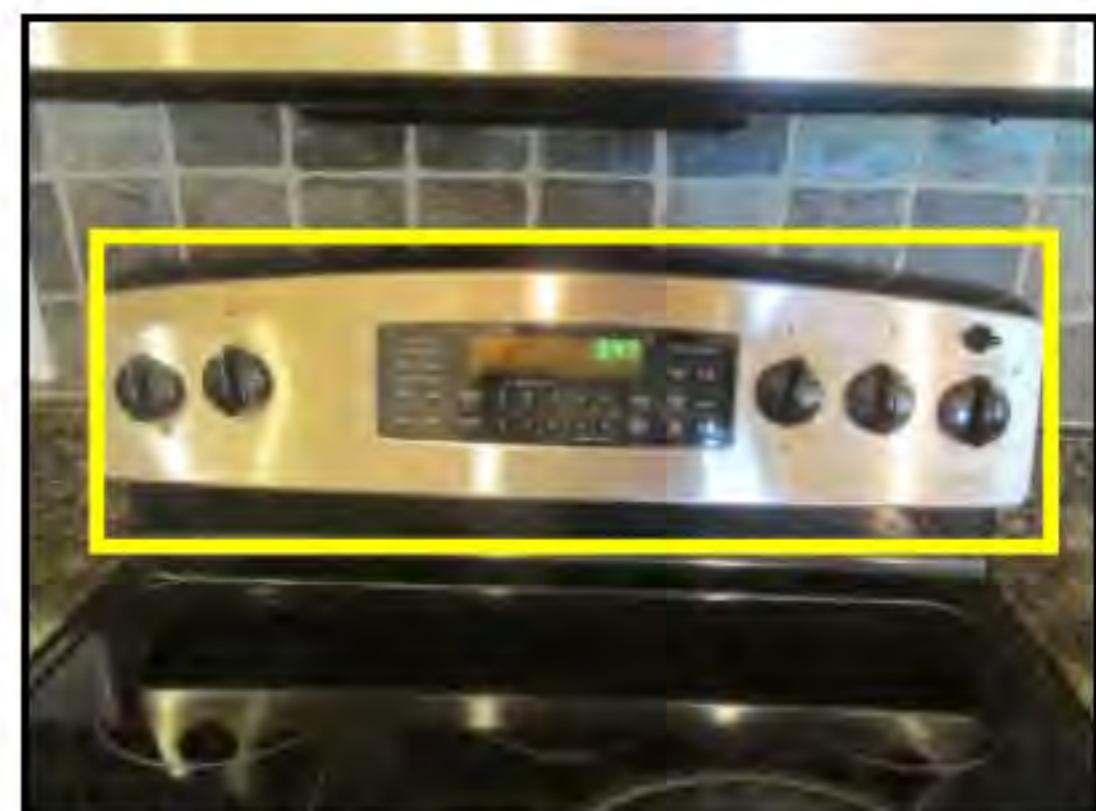
### 6. Cook top condition

Good	Satisfactory	Fair	Poor	None
	X	X		

Observations:  
 • Electric cook top noted.  
 • Wore/missing labels noted at stove controls  
 • Front right element did not appear to be working fully at time of inspection, May need replaced



Front right element did not appear to be working fully at time of inspection, May need replaced



Wore/missing labels noted at stove controls

**Kitchen Continued**

**7. Oven & Range**

Good	Satisfactory	Fair	Poor	None
X				

- Observations:
- Oven(s): Electric
  - All heating elements operated when tested.

**8. Sinks**

Good	Satisfactory	Fair	Poor	None
X				

- Observations:
- **\*\*DRAINS\*\***
  - Tested good, Appeared functional at time of inspection
  - **\*\*SUPPLY\*\***
  - Lines and valves appeared in good condition at time of inspection
  - No deficiencies observed.

**9. Floor Condition**

Good	Satisfactory	Fair	Poor	None
	X			

- Materials:** Tile floor noted
- Observations:
- Floor in satisfactory condition at time of inspection
  - Common wear/age noted

**10. Plumbing**

Good	Satisfactory	Fair	Poor	None
X				

- Observations:
- Kitchen plumbing, no signs of leaks at time of inspection



Kitchen plumbing, no signs of leaks at time of inspection

**11. Electrical**

Good	Satisfactory	Fair	Poor	None
X				

- Observations:
- Outlets tested at time of inspection were functional

**12. GFCI**

Good	Satisfactory	Fair	Poor	None
X				

- Observations:
- GFCI in place and operational.

**13. Water Temperature**

- Temp:** Gas was off at time of inspection, Unable to check water temperature at time of inspection

### Kitchen Continued

#### 14. Refrigerator

Good	Satisfactory	Fair	Poor	None
X				

Observations:

- Though not covered in the scope of a home inspection, Refrigerator appeared to be working properly at time of inspection

### Laundry/Utility

#### 1. Electrical

Good	Satisfactory	Fair	Poor	None
X				

Observations:

- Outlets tested at time of inspection were functional

#### 2. Wash Basin

Good	Satisfactory	Fair	Poor	None
X				

Observations:

- DRAINS:
- No deficiencies observed.
- SUPPLY:
- Lines and valves appeared in good condition at time of inspection

#### 3. Floor Condition

Good	Satisfactory	Fair	Poor	None
	X			

**Materials:** Tile floor noted.

Observations:

- Appears to be in satisfactory condition at time of inspection
- Normal wear noted

#### 4. Wall Condition

Good	Satisfactory	Fair	Poor	None
	X			

**Materials:** Drywall walls noted.

Observations:

- Appeared to be in satisfactory condition

### Heat/AC

#### 1. Refrigerant Lines

Good	Satisfactory	Fair	Poor	None
	X			

Observations:

- Missing insulation at A/C unit.



Missing insulation at A/C unit.



## Heat/AC Continued

### 2. AC Compress Condition

Good	Satisfactory	Fair	Poor	None
			X	

**Compressor Type:** Electric

**Location:** The A/C compressor is located on the exterior right side of home  
**Observations:**

- Annual HVAC service contract is recommended.
- **The air conditioner did not operate properly. Recommend HVAC contractor evaluate the system.**



Appeared functional at the time of inspection. 2014 Model. 5 ton Electric Heat Pump

### 3. Air Handler

Good	Satisfactory	Fair	Poor	None
	X			

**Location:** Garage

**Observations:**

- Appeared functional at the time of inspection.
- The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. This system responded and achieved an acceptable differential temperature of 16 degrees F.
- **Recommend having an HVAC contractor to further evaluate any system 10 years or older**



Recommend having an HVAC contractor to further evaluate any system 10 years or older. 2005 Model. 5 ton Air Handler

### 4. Air Supply

Good	Satisfactory	Fair	Poor	None
X				

**Observations:**

- The return air supply system appears to be functional.

### 5. Filters

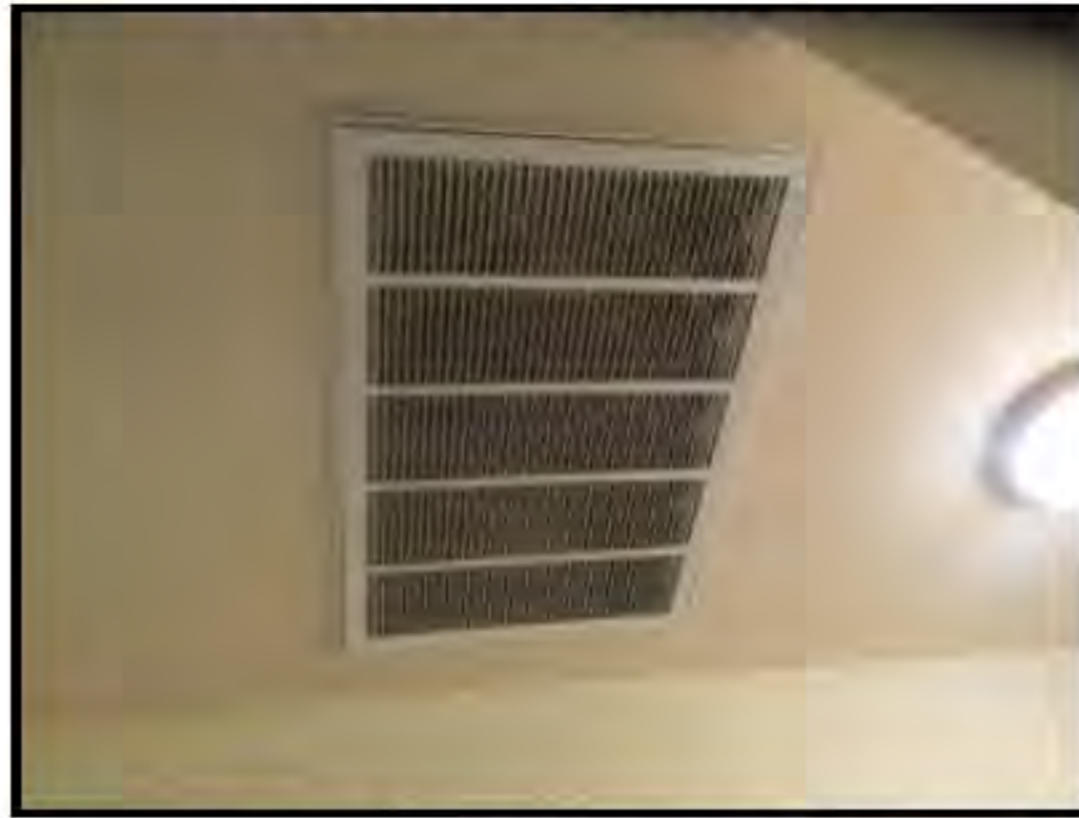
Good	Satisfactory	Fair	Poor	None
	X			

**Location:** Located in Hallway

**Observations:**

- Filter needs replaced

### Heat/AC Continued



Filter needs replaced

### 6. Thermostats

Good	Satisfactory	Fair	Poor	None
X				

**Observations:**

- Digital - programmable type.
- Functional at the time of inspection.

### 7. Electrical

Good	Satisfactory	Fair	Poor	None
			X	

**Observations:**

- A/C disconnect is damaged and needs replaced, Recommend having licensed HVAC/Electrician replace breaker and further evaluate A/C system for proper performance



A/C disconnect is damaged and needs replaced, Recommend having licensed HVAC/Electrician replace breaker and further evaluate A/C system for proper performance

### Water Heater

### 1. Combustion

Good	Satisfactory	Fair	Poor	None
				X

**Observations:**

- Gas Water Heater was not on (LIT) at time of inspection, could not inspect throughly, Recommend having seller operate Water Heater before closing

### Water Heater Continued



Gas Water Heater was not on (LIT) at time of inspection, could not inspect throughly, Recommend having seller operate Water Heater before closing

#### 2. Water Heater Condition

Good	Satisfactory	Fair	Poor	None
	X			

**Heater Type:** Gas  
**Location:** The heater is located in the garage.  
**Observations:**  
 • Tank appears to be in satisfactory condition

#### 3. TPRV

Good	Satisfactory	Fair	Poor	None
X				

**Observations:**  
 • A pressure & temperature relief valve & extension is present and appears satisfactory.

#### 4. Number Of Gallons

Good	Satisfactory	Fair	Poor	None
	X			

**Observations:**  
 • 40 gallons

#### 5. Plumbing

Good	Satisfactory	Fair	Poor	None
X				

**Materials:** CPVC  
**Observations:**  
 • No deficiencies observed at the visible portions of the supply piping.

### Pool

#### 1. Deck Condition

Good	Satisfactory	Fair	Poor	None
	X			

**Materials:** Paver Deck  
**Observations:**  
 • Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

#### 2. Filter

Good	Satisfactory	Fair	Poor	None
	X			

**Observations:**  
 • Cartridge Filter noted

#### 3. Skimmer and Basket

Good	Satisfactory	Fair	Poor	None
	X			

**Observations:**  
 • Functional.

Pool Continued

4. Pumps

Good	Satisfactory	Fair	Poor	None
	X			

Observations:

- operated
- We recommend contacting a qualified pool service technician for further evaluation of the pool equipment and to explain proper Use, Care, and Maintenance of the equipment
- Ground to pool pump and screen enclosure is disconnected



We recommend contacting a qualified pool service technician for further evaluation of the pool equipment and to explain proper Use, Care, and Maintenance of the equipment

5. Structure Condition

Good	Satisfactory	Fair	Poor	None
	X			

**Type:** Below ground

**Materials:** gunite

Observations:

- Limited Visual Inspection Only
- Normal wear



Limited Visual Inspection Only

6. Screen Enclosure

Good	Satisfactory	Fair	Poor	None
	X	X		

Observations:

- Appears to be sound structure and in satisfactory condition at time of inspection
- Screen is showing signs of wear
- Screen loose/unattached in areas
- Closer on side Screen Door missing
- Bottom door seal loose on side Screen Door
- Back screen panel missing at time of inspection

Pool Continued



Bottom door seal loose on side Screen Door



Closer on side Screen Door missing



Screen loose/unattached in areas



Appears to be sound structure and in satisfactory condition at time of inspection



Back screen panel missing at time of inspection